

Before the Board of Zoning Adjustment, D. C.

Application No. 11616 of T. A. Lindner & S. Gambal pursuant to Section 8207.2 of the Zoning Regulations, for a special exception to continue operation of parking lot in the R-5-D Zone as provided by Section 3104.44 at 1021-33 22nd Street, N. W., Lots 862, 863 and 66, Square 73.

HEARING DATE: April 17, 1974

EXECUTIVE SESSION: April 23, 1974

FINDINGS OF FACT:

1. The property is located in a R-5-D Zone. The Board conditionally granted approval of this parking lot for a period of five years under BZA Order No. 9964, dated May 1, 1969.
2. A field inspection of the property by the Zoning Activities Unit revealed that certain conditions contained in the previous Board Order have not been complied with.
3. The Department of Highways & Traffic offered no objection to the continuance of this lot.
4. No opposition was registered at the Public Hearing.

CONCLUSIONS OF LAW:

The Board concludes that the continuance of this parking lot will not create any dangerous or otherwise objectionable traffic conditions. The present character and future development will not be adversely affected. The lot is reasonably necessary and convenient to other uses in the vicinity.

ORDERED:

That the above application be GRANTED for two years provided that within 60 days after final date of this Order, all of the Conditions of the prior Order have been met, otherwise no permits will be issued.

a. Permit shall be issued for a period of five (5) years but shall be subject to renewal in the discretion of the Board upon the filing of a new application in the manner prescribed by the Zoning Regulations.

b. All area devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.

c. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.

d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

g. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.

h. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

Application No. 11616

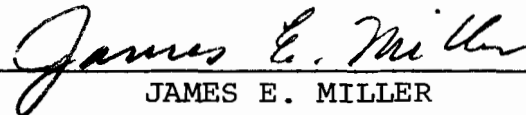
Page 3

VOTE:

5-0

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:



JAMES E. MILLER  
Secretary to the Board

FINAL DATE OF ORDER: JAN 18 1974

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.